

Recommendation Report for Planning Permission for Works or Extension to a Dwelling

REF NO: **AW/334/14/HH**

LOCATION: 3 A'Becket's Avenue
 Bognor Regis

PROPOSAL: Single storey side extension, removing existing PVCu porchway & conversion of existing garage to kitchen & breakfast area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The proposed shower room extension measures approximately 2.9m in width, depth of 3.6m and a height of 3.2m.

Conversion of existing garage with new tiled roof. The roof has a width of 3.5m, depth of 6m with an overall height of 3.3m.

SITE AREA

Approximately 380 square metres.

RESIDENTIAL DEVELOPMENT DENSITY (NET) N/A

TOPOGRAPHY

Predominantly flat

TREES

None affected by the proposed development.

BOUNDARY TREATMENT

Front has dwarf brick wall painted white with soft landscaping, north side boundary has close boarded fencing approximately 1.8m in height, south side boundary has close boarded fencing approximately 1.8m in height.

SITE CHARACTERISTICS

Detached two storey property with front porch with tiled roof, flat roof conservatory on rear, glazed porch on northern side, attached garage with glazed roof on the southern side. To the front of the site on the northern side there is a thatched roof garage which is adjoined to garage of neighbouring property No 1. The property has white painted brickwork, thatched roof, red tiled roof to front porch, white window frames.

CHARACTER OF LOCALITY

Private residential estate comprising detached properties of various styles and designs on large plots.

RELEVANT SITE HISTORY

AW/34/08/	Garage with double hipped Georgian style roof	ApproveConditionally 01-05-2008
BR/148/62	Conservatory	Permit'd Devel

REPRESENTATIONS

Representations received:

Aldwick Parish Council

No objection

1 Letter of Rep

The Aldwick Bay Company Limited have no objection provided that plain clay tiles be used.

Comments on Representations received:

Comments noted.

The use of plain clay tiles will be used for the new garage roof and extension.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary

Tree Preservation Order

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003: [DEV19](#)
[GEN2](#)
[GEN7](#)

[Publication Version of the Local Plan \(October 2014\):](#)

Extensions to existing residential buildings
Built-up Area Boundary
The Form of New Development
D DM1 Aspects of Form and Design Quality
D DM4 Extensions and Alterations to Existing Buildings (residential and non-residential)
D SP1 Design
SD SP2 Built-Up Area Boundary

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used in the determination of this planning application. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The statement of representations procedure and statement of fact produced by the Council under regulation 19 explains that the consultation will take place on 30th October 2014 for six weeks.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

There are no plans to prepare a Neighbourhood Development Plan for Aldwick.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise

than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The application seeks to convert the existing garage and remove the existing glazed porch on the northern side of the dwelling and replace with a brick built extension.

The detached property which has a thatched roof is sited on a prominent corner location with A'Beckets Avenue and Windmill Close. The garage is sited to the southern side boundary with Windmill Close and is readily visible within the street scene. The garage conversion will create a new kitchen with breakfast area with the removal of the garage door and installation of two new windows. The existing roof is glazed and this is to be replaced by a hipped tiled roof.

On the north side of the dwelling behind the garden wall there is a PVCu white glazed porch and this is to be removed. The proposed extension will be constructed on the same footprint as the existing which is set back from the front flank wall of the dwelling by approximately 1.5m. The proposed extension which will be used as a shower room will be sited approximately 1.7m from the neighbouring boundary with No 1. The extension which has a hipped roof will be constructed of brick with a tiled roof that will match the new roof of the garage conversion. It is of a minimal size and height measuring approximately 1.8m in width, depth of 3m with a maximum height of 3.4m. The neighbouring property No 1 has a flat roof extension on the side boundary and this is sited approximately 2.7m away. With its single storey height and boundary fencing of approximately 1.8m it is not considered that the extension would give rise to a loss of outlook or daylight to the occupiers.

It is considered that the replacement of the glazed roof with a tiled roof is more in keeping with the host dwelling and the extension is considered to be visually subservient in terms of its size and height.

The development is not considered to have a significant impact on the visual amenities of the locality, nor would it have an adverse impact on the residential amenities of the occupiers of the neighbouring dwellings.

It is therefore recommended for approval, subject to conditions.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the

submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal a neutral impact has been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

Location 1:1250 received on 24.12.14.

Block 1:200 received on 16.1.15.

Proposed Ground Floor 1:50 Drg No 20278/03 Rev A received on 24.12.14.

Proposed Elevations 1:100 Drg No 20278/02 Rev A received on 24.12.14.

Roof 1:50 & Section through kitchen 1:20 Drg No 20278/04 received on 24.12.14.

Section through Shower Room 1:20 Drg No 20278/05 received on 24.12.14.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 The materials and finishes of the external walls of the extension shall match in colour and texture those of the host dwelling. The new tiled roof to the garage conversion and extension shall match in colour and texture those of the existing porch.

Reason: In the interests of amenity in accordance with policies GEN7 and DEV19 of the Arun District Local Plan.

- 4 **INFORMATIVE:** Statement pursuant to Article 31 of the Town and Country Planning (Development Management Procedure)(England) (Amendment No. 2) Order 2012. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.